



Memorandum

TO: Historic Landmarks Commission **FROM:** Courtney Damkroger

SUBJECT: SEE BELOW **DATE:** September 2, 2003

ADDITION OF QUALIFYING EAST DOWNTOWN FRAME HISTORIC PROPERTIES TO
THE HISTORIC RESOURCES INVENTORY, GEOGRAPHIC AREAS TWO AND THREE

BACKGROUND

Historic Resources Inventory

In 1986 the San Jose City Council approved a resolution authorizing the Historic Landmarks Commission to maintain the Historic Resources Inventory (HRI). The City Council recognized the Inventory as a resource for conducting environmental review and as a land use and development planning tool. The resolution authorizes the Commission and its staff to maintain the Inventory by adding and deleting listings as appropriate. A copy of the resolution is attached.

East Downtown Frame Survey

In 1998 the City Council directed Planning staff to conduct historic resource surveys in the downtown to ensure the careful consideration of historic resources in land use and development planning. The Downtown Core Survey was begun in 1998 and completed in 2000. In the 1998 University Neighborhoods Revitalization Plan, the neighborhood identified an historic resource survey as a priority for their revitalization efforts. The East Downtown Frame Area Survey (EDFS) was initiated in 2001 and completed in 2002.

The consultant, Architectural Resources Group, conducted the survey of the East Downtown Frame Area which is bounded by the east side of South Fourth Street, the south side of East Santa Clara Street, the west side of South Eleventh Street and the north side of Interstate 280. The survey area did not include San Jose State University.

Phases I and II of the EDFs were unified into one document and include a historic context for the area as well as the completion of 380 State of California Department of Parks and Recreation Evaluation forms (DPR) and San Jose Historic Evaluation forms. At the January 8, 2003 meeting, the Historic Landmarks Commission reviewed the EDFs Report and recommended that the City Council accept the East Downtown Frame Historic Resources Survey. The City Council accepted the EDFs on June 24, 2003.

It is proposed that over the next two years, the Historic Landmarks Commission will work with property owners and the neighborhood associations to add qualifying properties to the Historic Resources Inventory and to initiate the designation process for properties that qualify as City Landmarks and as a historic district.

ANALYSIS

Process for Adding Qualified Historic Properties to the Historic Resources Inventory

In Phase I of the survey the consultant reviewed approximately 780 properties at the reconnaissance level and found approximately 380 worthy of additional research at the intensive survey level. Of the 380 properties surveyed at the intensive level in Phase II, 215 unlisted properties qualified for the Historic Resources Inventory and 165 listed properties required an updated DPR. Thirty-four properties appeared to be individually eligible as Candidate City Landmarks, 65 appeared to be contributors to a potential historic district and 65 appeared to be individually eligible for the California Register of Historical Resources. The Historic Landmarks Commission is currently in the process of evaluating the addition of the 215 properties to the Historic Resources Inventory. The work to designate properties that qualify as individual City Landmarks and as properties within a historic district will follow.

Planning Staff divided the properties into geographic areas in order to effectively notice property owners and neighborhood associations of the addition of these properties to the Inventory. Twenty-two properties located in Geographic Area No. 1 were evaluated by the Historic Landmarks Commission and added to the HRI at the August 6, 2003 meeting. At that meeting, the Commission suggested that the properties in two Geographic Areas be submitted to the Commissioners one month prior to the hearing date to add the properties, in order to give the Commissioners time to review the properties. At the suggestion of the Commission, Planning Staff is currently submitting Geographic Areas 2 and 3 for consideration at the October 1, 2003 Historic Landmarks Commission meeting.

Qualified Properties

Using the criteria of the City of San Jose Historic Preservation Ordinance, the San Jose Historic Landmarks Commission established a quantitative process, based on the work of Harold Kalman (1980), by which historical resources are evaluated for significance. The *Historic Evaluation Criteria* and the related *Historic Evaluation Rating Sheets* are utilized in determining the following categories of significance:

67 - 134 points	Candidate City Landmark (CCL)
33 - 66	Structure of Merit (SM)
33 - 66	Contributing Structure to a historic district (CS)

Architectural Resources Group completed the Department of Parks and Recreation Evaluation Forms (DPR) for the properties in the Survey Area in order to determine eligibility for inclusion in the Historic Resources Inventory as well as other categories. To qualify for the Historic Resources Inventory, properties must score at least 33 points through the evaluation rating

system. The significance of each resource and the category for which it qualifies is summarized in section B10. Significance of the DPR.

None of the following 52 qualifying properties identified in Geographic Area No. 2 and No. 3 qualifies as a Candidate City Landmark, however two of the properties (664 Eight Street, S. and 648 Seventh Street, S.) received high ratings of 65 and 66 respectively. Four properties qualify as Structures of Merit and Contributing Structures to a potential historic district, and 48 properties qualify as Structures of Merit alone. The action for consideration at the October 1, 2003 meeting is inclusion in the Historic Resources Inventory only.

Effects of listing in the Historic Resources Inventory

Properties listed in the Inventory have use of the State Historical Building Code (SHBC). The intent of the SHBC is to protect California's architectural heritage by recognizing the unique construction problems inherent in historic buildings and offering an alternative code to deal with these problems. The SHBC provides alternative building regulations for the rehabilitation of structures designated as historic buildings. SHBC regulations are intended to facilitate rehabilitation or accommodate change of occupancy so as to preserve a historic structure's fabric. While the code provides for a cost-effective approach to preservation, it also provides for occupant safety, encourages energy conservation and facilitates access for people with disabilities.

Single family homes listed in the Inventory are required to obtain a Single Family House Permit when proposing plans to significantly alter the exterior of the home and when planning new additions.

RECOMMENDATION

Planning staff is recommending that the Historic Landmarks Commission consider and add the following qualifying East Downtown Frame Survey historic properties identified in Geographic Area No.2 and No.3 to the City of San Jose Historic Resources Inventory at the October 1, 2003 meeting.

Courtney Damkroger
Historic Preservation Officer

Attachments: CC Resolution No. 58957
Maps
DPRs

Geographic Area No. 2

<u>Address</u>	<u>Classification</u>	<u>Rating</u>
310 Margaret Street	SM	38
312 Margaret Street	SM	38
318 Reed Street, E.	SM	48
330 Reed Street, E.	SM	38
322 San Salvador Street, E.	SM	54.3
406 Seventh Street, S.	SM	49
414 Seventh Street, S.	SM	35
426 Seventh Street, S.	SM	44
491 Seventh Street, S.	SM	35
498 Seventh Street, S.	SM	43
505 Seventh Street, S.	SM	56.2
528 Seventh Street, S.	SM	34
553 Seventh Street, S.	SM/ECR	62
648 Seventh Street, S.	SM/ECR	66
656 Seventh Street, S.	SM	63
702 Seventh Street, S.	SM/ECR	64
460 Sixth Street, S.	SM/CS	41
470 Sixth Street, S.	SM/CS	49
502 Sixth Street, S.	SM/CS	48.82
280 William Street, E.	SM/CS	44
302 William Street, E.	SM	40
307 William Street, E.	SM	43
312 William Street, E.	SM	38
322 William Street, E.	SM	38
330 William Street, E.	SM	33.2
336 William Street, E.	SM	33.2

Geographic Area No. 3

<u>Address</u>	<u>Classification</u>	<u>Rating</u>
418 Eighth Street, S.	SM	44
630 Eighth Street, S.	SM	36
664 Eighth Street, S.	SM/ECR	65
374 Margaret Street	SM	56
386 Margaret Street	SM	52
396 Margaret Street	SM	53
450 Margaret Street	SM	52
601 Ninth Street, S.	SM	49
637 Ninth Street, S.	SM	42
661 Ninth Street, S.	SM	39
699 Ninth Street, S.	SM	37
717 Ninth Street, S.	SM	52
720 Ninth Street, S.	SM	49
726 Ninth Street, S.	SM	47
735 Ninth Street, S.	SM	46
737 Ninth Street, S.	SM	46
377 Reed Street, E.	SM	45
701 Tenth Street, S.	SM	45
711 Tenth Street, S.	SM	49
721 Tenth Street, S.	SM	39
735 Tenth Street, S.	SM	49
755 Tenth Street, S.	SM	37.29
757 Tenth Street, S.	SM	39
765 Tenth Street, S.	SM	52
371 William Street, E.	SM	47
374 William Street, E.	SM	50